

RURAL/RECREATION
BACKGROUND STUDY TO THE DEVELOPMENT PLAN

Prepared by:
Municipal Planning Branch
Dept. of Municipal Affairs
Province of Manitoba
November 1985
In consultation with
The Roblin Planning District Board

TABLE OF CONTENTS

	Page
A. INTRODUCTION	1
1. Setting	1
2. Historical Background	1
B. DESCRIPTION OF RURAL/RECREATION AREA	3
1. (a) Physical Characteristics	3
(b) Drainage	3
(c) Vegetation	3
(d) Climate	4
2. General Overview of Rural and Recreation Land Use	4
3. Present Land Use Controls	5
C. RURAL AND RECREATION RESOURCES	6
1. Lake of the Prairies Development Strategy	6
2. Canada Land Inventory	7
3. A.R.D.A. Study: Shellmouth Designated Reservoir Area, Proposed Land Use Area	7
4. Detailed Soil Survey: Lake of the Prairies ...	8
D. RECENT RURAL AND RECREATIONAL TRENDS	9
1. Subdivision Activity	9
2. Building Activity	10
3. Summary of Trends/Demands	12

	Page
E. IDENTIFICATION AND DISCUSSION OF LAND USE ISSUES AND CONCERNS	13
1. Rural Residential	13
2. Other Uses	13
F. THE IDENTIFICATION OF LAND USE AND DEVELOPMENT ISSUES IN THE VICINITY OF THE LAKE OF THE PRAIRIES	14
1. General Issues/Concerns	14
2. Resource Use Issues	14
3. Intensive Recreational Development Issues..	15
G. RURAL NON-FARM DEVELOPMENT OBJECTIVES AND POLICY RECOMMENDATIONS	17

LIST OF FIGURES:

Figure 1: Location Map	2
Figure 2: Ownership Pattern of Cottage Lots In The Lake of the Prairies Area	5

TABLE OF CONTENTS (cont'd)

		Page
LIST OF TABLES		
1	R.M. of Shell River Subdivision Activity, 1976-1984	8
2	R.M. of Shell River Building Activity, 1976-1984	10

Following Page

LIST OF MAPS		
Map 1:	General Land Use - R.M. of Shell River	4
Map 2:	General Land Use - Makaroff	5
Map 3:	General Land Use - Deepdale	5
Map 4:	General Land Use - Lake of the Prairies and Environs	5
Map 5:	Development Concept	6
Map 6:	Canada Land Inventory - Land Capability for Recreation	7
Map 7:	Proposed Land Use Plan - Lake of the Prairies Designated Reservoir Area	8

		Following Page
Map 8:	Soil Suitability For Permanent Recreation Buildings Without Basements	8
Map 9:	Soil Suitability For Camping Areas	8
Map 10:	Soil Suitability For Picnic Areas	8

A. INTRODUCTION

The Roblin Planning District Board recently initiated steps to undertake the preparation of a Development Plan which would guide the use and development of land within the Planning District and in particular, the Municipality of Shell River.

This report, together with other background studies, represents the first step in the preparation of this plan. Relevant background information including land use and settlement patterns, potential or existing land use conflicts are analyzed with particular emphasis on existing and potential recreational development surrounding the Lake of the Prairies.

Findings made in this study will be used as the basis for the formulation of land use options and policies for the rural area of the municipality in the form of a Development Plan.

1. SETTING

The R. M. of Shell River is located in the extreme western portion of the Province adjacent to the Manitoba-Saskatchewan border. The municipality is located immediately southwest of the Duck Mountain Provincial Park. It occupies an area of some 290 square miles. (See Figure 1)

The municipality is serviced by two important provincial highways: Provincial Trunk Highway No. 5 running east-west into Saskatchewan from points east and P.T.H. No. 83 running north-south from the U.S. border to Swan River and The Pas.

2. HISTORICAL BACKGROUND

Early movements of pioneer settlers into the study area started in the early 1880's. This movement was strongly influenced by the nature of the terrain. The Riding and Duck Mountain areas presented formidable barriers to travel for these early immigrants. As a result, early agricultural settlement followed established fur trade routes.

The early settlers, of Anglo-Saxon origin, followed the Pelly Trail north from Fort Ellice and occupied the smoother, less heavily treed land in the wake of the survey throughout the Park Belt bordering the Assiniboine River. Early expansion of this area was delayed by a lack of communication routes and by the ruggedness of much of the surrounding land.

With the arrival of the railroad in Dauphin in 1898, large numbers of Ukrainian, Polish and other Central European immigrants moved into the area. As a result, the rougher forested lands north and east of Roblin were occupied.

LOCATION MAP

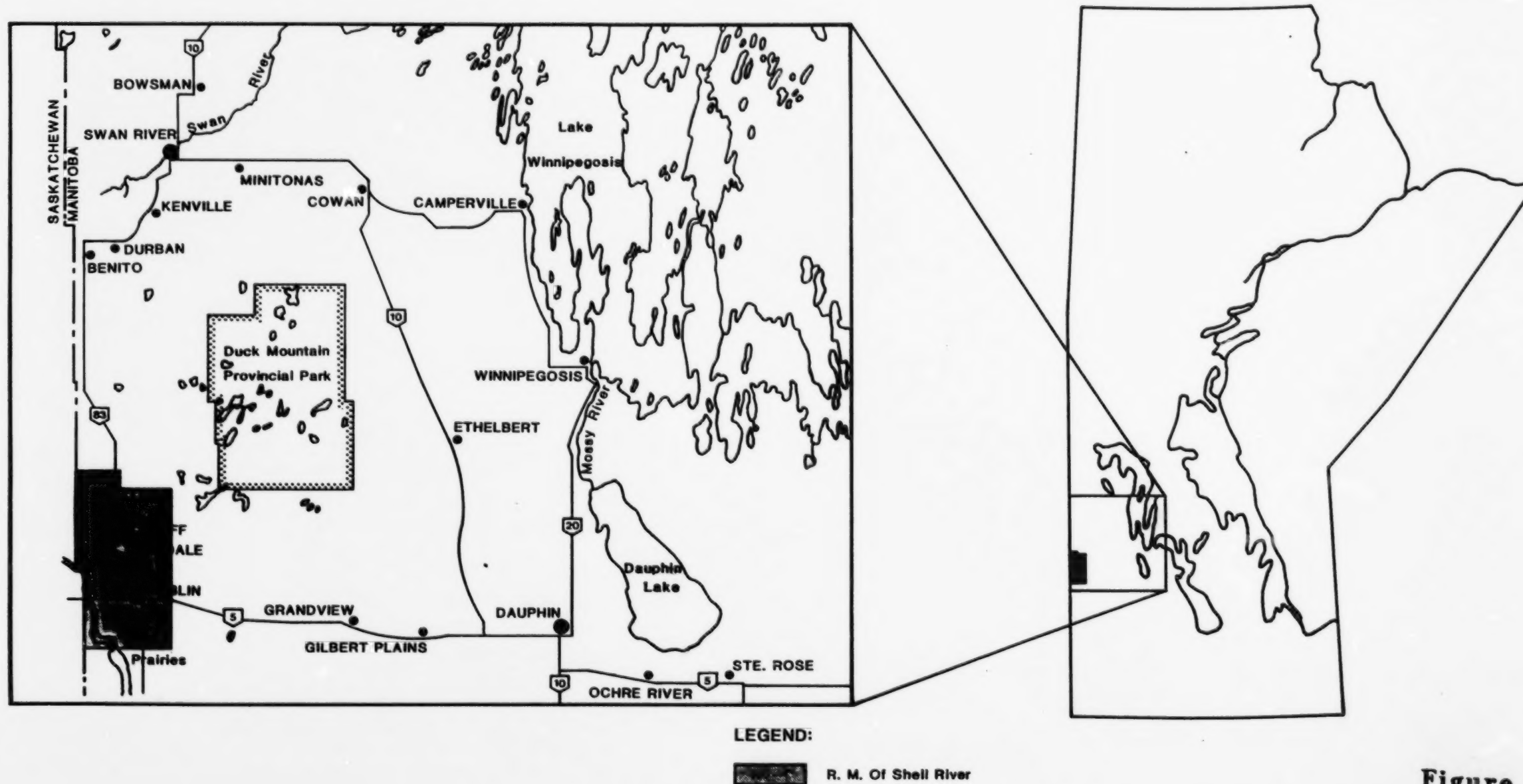


Figure 1

B. DESCRIPTION OF RURAL/RECREATION AREA

1. (a) PHYSICAL CHARACTERISTICS

The Rural Municipality of Shell River occurs within the Second Prairie Steppe of the Great Plains Region. The Assiniboine River valley divides the study area into three distinct physiographic areas:

- i) the upland area east of the Assiniboine River occupied by the moderately undulating Newdale till plain consisting of ground moraine and stream eroded glacial till of mixed shale, limestone and granite rock deeply incised by major streams.
- ii) the upland area west of the Assiniboine River occupied by the comparatively level Yorkton - Oxboro - Ryerson till plain reworked by stream erosion.
- iii) the deeply incised Assiniboine River, Shell River and Big Boggy Creek Valleys, often 200 to 300 feet deep that form major physical features of the landscape.

Overall, topography varies from irregular to gently undulating to steeply sloping along the river valley sides. The entire area is underlain by cretaceous shale and sandstone bedrock.

A major physical feature in the area is the Lake of the Prairies, part of the Shellmouth Reservoir impoundment extending into Saskatchewan occupying the Assiniboine River Valley. This reservoir is a flood control and water storage impoundment that became operational in 1969 providing, among other things, flood control and a more assured water supply for the major centres downstream.

(b) DRAINAGE

Apart from the Lake of the Prairies, waterways of importance draining the study area include the Shell River, Big Boggy Creek and a number of small creeks and intermittent waterways. Numerous potholes and small lakes can be found in depressional sites throughout the study area.

(c) VEGETATION

The major portion of the study area consists of cleared agricultural land. Natural vegetation occurs within river valleys and ravines, interspersed between agricultural land and within depressional sites.

Aspen poplar is the predominant tree species within the study area. Balsam poplar occurs locally on moist sites while north and east facing slopes of the river valleys support vigorous stands of white birch. Arid south and west facing slopes are characterized by bur oak, Manitoba maple, ash, elm and cottonwood.

Depressional sites including those surrounding pothole lakes are characterized by tamarack, balsam poplar and willows.

(d) CLIMATE

Climate of the area is subhumid continental in nature where summer temperatures are higher and the winter temperatures lower than the world average for the latitude. The mean temperature for June, July and August is approximately 63°F. and for December, January and February is approximately -4°F. Frost can be a hazard to some agricultural crops due to differences in elevation throughout the area.

Precipitation averages about 17 inches. Approximately, three-quarters of this precipitation falls as rain during the summer months and the remainder falls as snow during the winter months of November to March.

2. GENERAL OVERVIEW OF RURAL AND RECREATIONAL LAND USE

Rural land use in the Municipality of Shell River is influenced by a number of features:

- i) the importance of the municipality as a prime agricultural area
- ii) a variety of landscape - relief features of the major waterways and associated river valleys: Assiniboine River (Lake of the Prairies), Shell River and Big Boggy Creek.

iii) the existence of a major impoundment of water in the Assiniboine River Valley known as Lake of the Prairies.

iv) the rougher upland areas in the northeast portion of the municipality in close proximity to the periphery of the Duck Mountains.

The Rural Municipality of Shell River is an important agricultural area in Manitoba. As such, the predominant land uses in the study area (see maps 1 & 4) are farmsteads associated with commercial agricultural activities including numerous livestock feed lot operations. The varied terrain throughout the municipality makes the development of section roads costly. Consequently, a settlement pattern has evolved in close proximity to good roads.

Rural non-farm residences are scattered throughout the municipality. Sections 5 and 7 in township 26, range 29W appear to be experiencing a significant amount of development including a recently approved subdivision adjacent to a seasonal residential development near the Lake of the Prairies. A number of non-farm dwellings have also been established in the southern portion of the municipality adjacent to the lake (section 4, township 25, range 29W).

In association with agricultural activity in the rural areas, scattered commercial establishments outside the immediate vicinity of Roblin occur throughout the area. These establishments

are identified on the rural land use Map 2. These include, among others, general stores, fertilizer storage facilities and gas stations.

Two settlement centres are located within the study area: Makaroff in section 21-27-29W and Deepdale in section 13-27-29W. These centres continue to provide a rural village type environment for the residents residing here. As well, grain elevator facilities along the railway line (see Maps 2 & 3) continue to service the farming community.

Recreational land uses associated with the Lake of the Prairies are shown on Map 4. Significant recreational land uses in this area includes an 83 lot largely unoccupied cottage subdivision, three wayside picnic - boat launching facilities located along the east and west shores of the lake immediately south of P.T.H. No. 5 and at Pyott's point along the west shore in section 3, township 25, range 29W, a downhill ski facility located adjacent to the east shore approximately 1 mile north of P.T.H. No. 5 and a campground picnic - cottage development immediately south of the highway near the same location. The remainder of the reservoir area remains undeveloped.

3. PRESENT LAND USE CONTROLS

At present, the Rural Municipality shares a zoning document with the R.M. of Shellmouth and Town of Roblin known as the Roblin District Planning Scheme 1971 adopted under the former

Planning Act. Each local authority is thus responsible for administering its respective portion of the Planning Scheme.

The rural area is primarily zoned "A" Rural District reflecting the rural agricultural nature of the area. Spot zoning has been undertaken by way of amendments to reflect the recent influx of differing uses of land such as Commercial and Seasonal Residential.

C. RURAL AND RECREATION RESOURCES

Recreation resources in the Municipality of Shell River are primarily focussed on the Lake of the Prairies, a water impoundment occupying the flooded river valley of the Assiniboine River. This reservoir is developing into an important regional recreation resource for residents within the immediate area as well as in portions of Manitoba and Saskatchewan extending eastward to Winnipeg and westward to Yorkton. For illustration purposes, a breakdown of ownership of recreation cottage property according to where the owner resides is shown in Figure 2 below.

FIGURE 2:
Ownership Pattern of Cottage Lots In The Lake of the Prairies Area

Residence in:			
	Saskatchewan	11	40.7%
	Manitoba		
	Local	11	40.7%
	Regional	5	18.5%
Total:		27	

Source: 1984 Assessment Roll

Several studies outlining and analyzing, among other things, recreational capability within this area are listed below:

- (a) "Lake of the Prairies Development Strategy" prepared by Parks Branch, Manitoba Department of Natural Resources
- (b) Canada Land Inventory Study: Land Capability for Recreation, Duck Mountain
- (c) A.R.D.A. Study: Shellmouth Designated Reservoir Area, Proposed Land Use Plan
- (d) A detailed soil survey undertaken in 1984 by Manitoba Soil Survey

1. LAKE OF THE PRAIRIES DEVELOPMENT STRATEGY

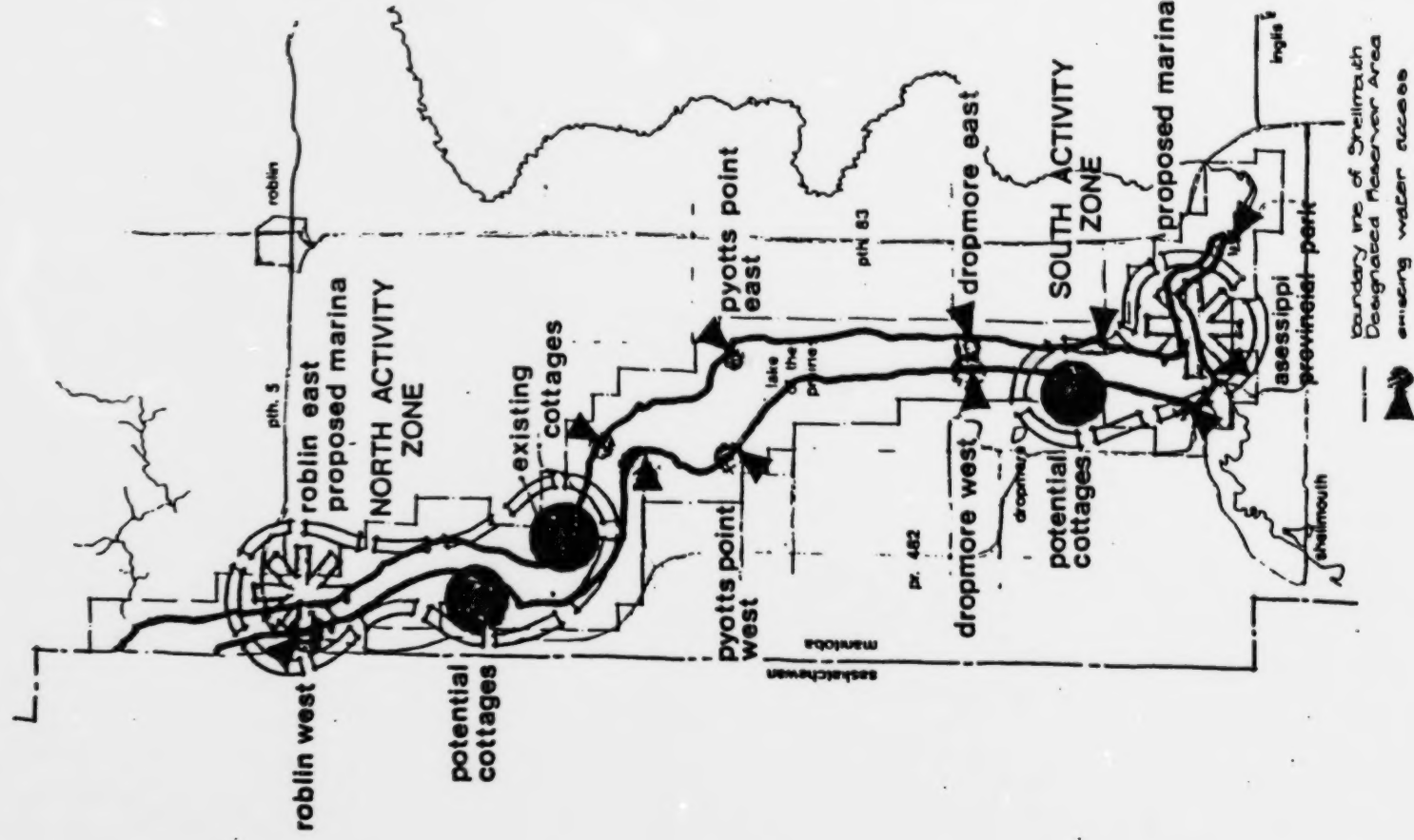
The following is a brief summation of their findings:

The Lake of the Prairies Development Strategy provides a conceptual framework for recreational development in the reservoir area as a whole including that portion within the R.M. of Shellmouth and Assissippi Provincial Park.

The report envisions the creation of three distinct activity zones encompassing the whole reservoir (see Map 5). The designations would consist of the north, central and south activity zones. The North activity zone, occurring within the study area is centred on the Roblin East and West development where P.T.H. No. 5 crosses the reservoir. In addition to existing wayside facilities, this area appears potentially

MAP-5

DEVELOPMENT CONCEPT



LAKE OF THE PRAIRIES



Scale 0 100 200 300 400 500 600 700 800 900 1000



Municipality of Lake of the Prairies
Municipal Planning

capable of supporting additional concession, motel and marina development. Additional areas for wayside and cottage developments are included in this zone.

The South activity zone, which includes the Assissippi Provincial Park would continue to receive the majority of Parks support for continued development by way of establishing new uses and upgrading existing uses.

The central activity zone area, encompassing the area between the two main activity zones, would continue to remain in a natural state where recreational activities would be limited to less intensive uses such as hiking and group use camping.

2. CANADA LAND INVENTORY

The Canada Land Inventory capability ratings for recreation are outlined on Map 6. Lands adjacent to the reservoir area fall within the class 3 to class 5 recreational capability. Class 3 lands have a moderately high capability to sustain high total annual use based on intensive or moderately intensive use while class 4 lands have only a moderate capability for outdoor recreation based on dispersed activities. Class 5 lands have only moderately low capability for recreation.

The shore lands are primarily class 4 interspersed with class 5 and one area of class 3. The wide range of natural

shore line topographic and vegetative features of the Lake of the Prairies designated reservoir area are capable of supporting varied recreational pursuits.

Potential activities of these areas, shown as Subclasses A to Z on Map 6 can include:

1. swimming and other beach activities (subclass B)
 2. organized camping and picnic facilities (subclass K)
 3. family cottaging, lodges and group camps (subclass N)
 4. the viewing of wildlife (subclass O)
 5. general outdoor recreation such as hiking, nature study or appreciation of the area complex with panoramic views of the water body and valley (subclass Q)
 6. winter recreational pursuits such as winter camping, snowmobiling, cross country and downhill skiing, tobogganing and ice fishing, both on the lake and in the shore land and upland areas (subclass S)
 7. popular forms of pleasure boating, sail boating, water skiing and good quality fishing in areas where easy access to the water is available (subclass Y).
3. A.R.D.A. STUDY: SHELLMOUTH DESIGNATED RESERVOIR AREA, PROPOSED LAND USE PLAN

Prior to the Lake of the Prairies impoundment being established, the Manitoba Department of Mines and Natural Resources

MAP-6

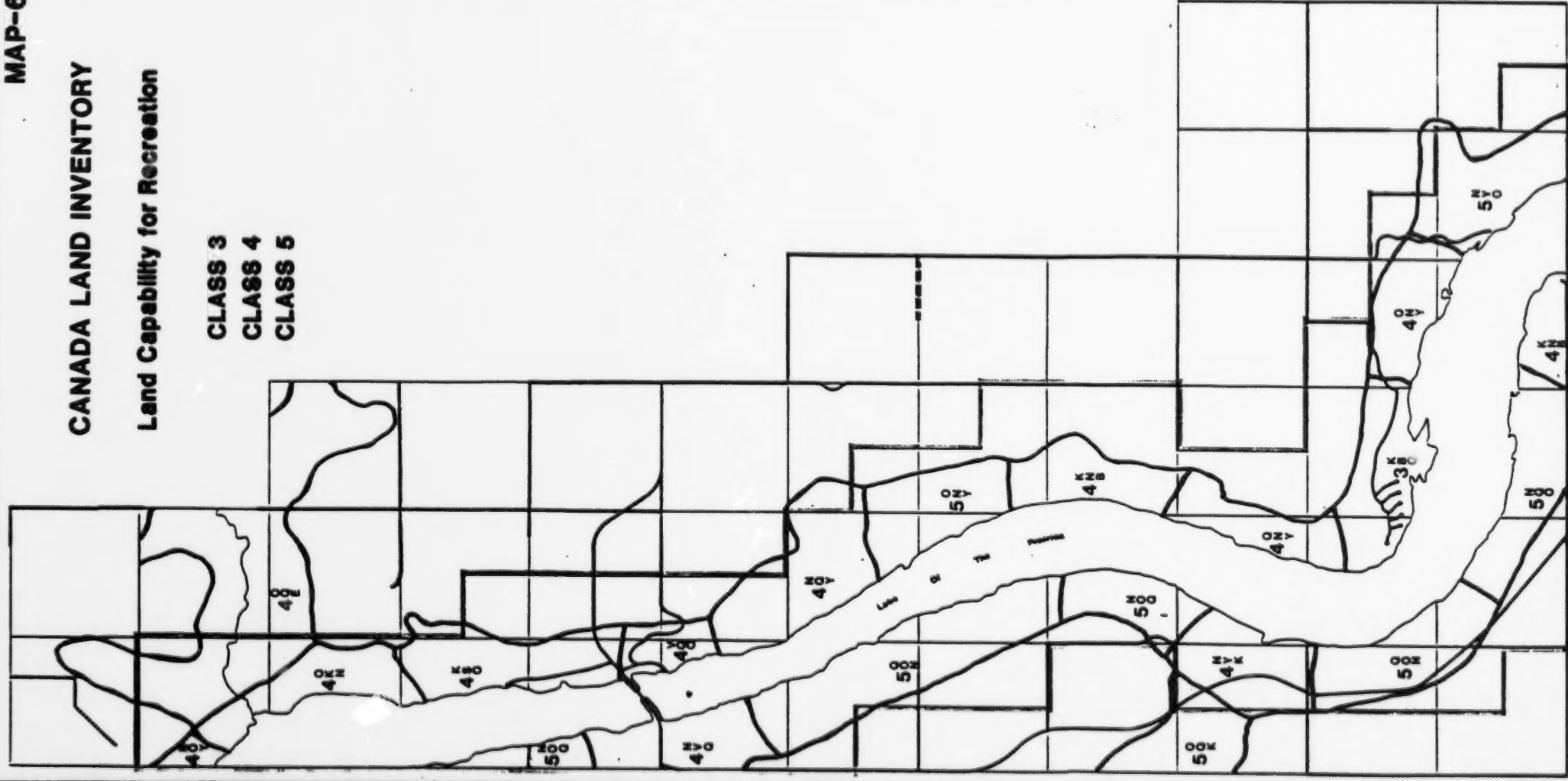
CANADA LAND INVENTORY

Land Capability for Recreation

CLASS 3

CLASS 4

CLASS 5



LAKE OF THE PRAIRIES AND ENVIRONS



Manitoba
Municipal Affairs
Municipal Planning

in conjunction with the Canada Land Inventory Project and A.R.D.A. prepared a study entitled: "SHELLMOUTH RESERVOIR AREA, PROPOSED LAND USE PLAN".

The study examined the present land use of the reservoir area before flooding occurred in 1969 and potential recreation, wildlife and agriculture capabilities after flooding. Recommendations for potential recreational capability in the form of a proposed land use map outlining potential cottaging, bathing beaches and other recreational capabilities are outlined on Map 7.

4. DETAILED SOIL SURVEY: LAKE OF THE PRAIRIES

Although the above studies contain recommendations and/or ratings with respect to potential recreational development, additional soil capability information is available by way of a recently conducted detailed soil survey.

In addition to mapping the soils at a scale of 1:20,000, Manitoba Soil Survey has prepared capability/suitability ratings related to the ability of the soils to support picnicking, camping and permanent cottages as shown on Maps 8, 9 and 10. The ratings are shown as good, fair, poor and very poor. Additional information concerning soil suitability/capability for other uses such as roads, land fill, septic tanks, etc. is available in table form. A final report will be available shortly.

D. RECENT RURAL AND RECREATIONAL TRENDS

1. SUBDIVISION ACTIVITY

Subdivisions have been processed under the Planning Act since 1976 for this area by the Municipal Planning Branch in Dauphin. A summary of subdivision activity in the area for the period 1976 to 1984 is shown on the following table:

R.M. OF SHELL RIVER SUBDIVISION ACTIVITY, 1976-1984

Year	Rural Residential	Agricultural	Seasonal Residential	Commercial	Industrial	Totals
1976	4				1	5
1977	4		1	2		7
1978	4					4
1979	5					5
1980	26		62		7	95
1981	4		86*	1		91
1982	5	1	6			12
1983	2	1				3
1984	8					8
TOTALS	62	2	155	3	8	230

*The number of seasonal residential parcels created in 1981 includes an 83 lot seasonal residential subdivision developed on Crown land.

Source: Municipal Planning Branch, Dauphin.

Subdivision statistics were not compiled for the Roblin and fringe area as outlined on the map. The location of all subdivisions in the rural area are shown on Map 1.

A total of 59 applications have been made for subdivisions that have accounted for the creation of a total of 147 lots.

The seasonal residential component of subdivision activity accounted for a total of 151 parcels representing the most significant subdivision activity type in the study area. Although subdivisions occurring on Crown lands are not under the jurisdiction of the Planning Act, the 83 parcels created in sections 7 and 8 in township 25-29W have been included in the total for comparison purposes.

Parcels created for rural residential uses are second in activity numbering a total of 62. Agricultural, commercial and industrial uses account for the remaining 2, 4 and 8 parcels respectively. Subdivision activity peaked during 1980 and 1981.

The above subdivisions occurred in three areas of the municipality (see Map 1):

1. in close proximity to Lake of the Prairies
2. in close proximity to Roblin
3. randomly scattered throughout the rest of the municipality.

1. BUILDING ACTIVITY

Building activity in the municipality is summarized in the table on the following page for the period 1976-1984.

The R.M. of Shell River controls building activity through issuance of building permits through the municipal office.

The figures contained within the table have not been adjusted to account for building activity within the Roblin fringe. In addition, all new units are presumed to be built on separate parcels and not as replacements.

Total construction activity peaked in 1978 and 1979. A total of 97 units have been constructed in the period 1976 - 1984 with an average of almost 11 units per year. Of this total 66 were for residential purposes and 14 for seasonal residential purposes.

R.M. OF SHELL RIVER BUILDING ACTIVITY, 1976-1984

Year	Residential	Cottages	Mobile Homes	Commercial	Industrial	Total
1976	4		4	1	1	10
1977	2		2			4
1978	10		3		2	15
1979	4	5	2	1	3	15
1980	6	4	1	2		13
1981	6	1		1	1	9
1982	4		2	2	1	9
1983	8	3	1	1	1	14
1984	6	1	1			8
TOTALS	50	14	16	8	9	97

Source: R.M. of Shell River Municipal Office

3. SUMMARY OF TRENDS/DEMANDS

- (a) Although the municipality continues to be an important agricultural area in Manitoba, a significant amount of rural residential development is occurring at random in the study area.
- (b) The rural residential component of subdivision activity has resulted in the creation of 62 parcels since 1976. In comparison, a total of 66 dwelling units have been established within the same time period. Indications are that rural residential development will continue at similar levels.
- (c) Many vacant smaller size parcels are located throughout the study area which have potential for being utilized for rural residential development. Many of the recently subdivided parcels remain vacant. In all of approximately 80 parcels less than 10 acres in size, 51 have been developed. These figures exclude the two main cottage subdivisions, the fringe area and Deepdale and Makaroff.
- (d) Although the settlement centres of Makaroff and Deepdale offer an alternative rural village lifestyle, they continue to decline in importance as service and residential centres.
- (e) The creation of seasonal residential parcels in close proximity to Lake of the Prairies (including the Crown land subdivision) accounted for a total of 155 parcels since 1976. Building activity records indicate a total of only 14 cottages constructed. This indicates a total of 141 vacant parcels able to accommodate substantial seasonal residential development.
- (f) Several non-farm and seasonal residential units have been established in close proximity to Lake of the Prairies on individual parcels of land not requiring subdivision.
- (g) A major recreational - seasonal residential - rural residential complex is developing adjacent to Lake of the Prairies just south of P.T.H. No. 5 on private land in the absence of a specific development plan.
- (h) Scattered commercial and some light industrial developments serving local farmers, residents and highway travellers have located throughout the rural portion of the municipality.

E. IDENTIFICATION AND DISCUSSION OF LAND USE ISSUES AND CONCERNS

1. RURAL RESIDENTIAL

Recent development data suggests that there has been considerable demand for rural residential development that will likely continue into the future within farming areas and adjacent to the important Lake of the Prairies reservoir area.

A major land use issue, then, involves giving consideration to recognizing the importance of agriculture in the study area, the need for protection of the agricultural land base and the avoidance of incompatible land uses.

A second land use issue involves providing a "planned setting" for future development in order to:

- (a) minimize haphazard and scattered rural residential development which in turn would reduce the impact on farming, recreational and other resource areas;
- (b) minimize the cost of municipal services as in areas which would be unduly difficult or expensive to service with roads or school bussing, for example;
- (c) minimize the occurrence of development in unsuitable areas where, for example, soil conditions would not facilitate the proper operation of on-site sewage disposal systems, where the contamination hazard of ground water is high or where the land is subject to slumping, erosion or where periodic flooding conditions exist.

- (d) protect recreation and important wildlife habitat areas, particularly within the Lake of the Prairies reservoir area from encroachment by rural residential development and other incompatible land uses;
- (e) protect important sand and gravel deposits and existing extraction operations from encroachment by rural residential, cottage and other recreational developments.

2. OTHER USES

It is recognized that farmers and other rural residents desire the flexibility to operate small-scale commercial and industrial enterprises as a back yard occupation. Frequently such endeavours serve the rural neighbourhood including the farmers. Council may want to give consideration to developing an appropriate rural policy in this regard recognizing that the role of the Town of Roblin is adequately protected.

F. THE IDENTIFICATION OF LAND USE AND DEVELOPMENT ISSUES IN THE VICINITY OF THE LAKE OF THE PRAIRIES

1. GENERAL ISSUES/CONCERNS:

- (a) The recognition and acceptance of the potential recreational development (within a planned setting) opportunities of the Lake of the Prairies and a commitment to allow development to occur. While such developments may be secondary in the prime purpose of the creation of the Lake, it is significant locally as well as regionally. Recreational facilities, when realized, would, in part off-set the significant loss of the local tax revenue for reservoir development.
- (b) The lack of a land use plan to guide future recreation developments. A major issue to be resolved is the identification of areas where recreation development would be permitted by the Development Plan. The identification and designation process should involve review of recreation, wildlife and agricultural use and capability data, land and soil survey information, type, location and quantity of sand and gravel resources, existing use and the aesthetics of the tree cover. Consideration should also be given to potential rural residential areas, transportation and drainage. The Plan should ensure that all development takes place in an orderly fashion and within a planned setting.

- (c) There is need to clearly identify development approval process and procedures for proposed developments adjacent to the Lake. This would involve both Crown and patented land and provincial and local land use and planning agencies.

2. RESOURCE USE ISSUES:

- (a) To maintain wildlife habitat for the retention of wildlife populations while at the same time accommodating intensive recreational developments.
- (b) To allow for intensive recreational development without creating land use conflicts with agriculture, mineral extractive activities and significant wildlife areas. New developments in the various land use categories should avoid or minimize interference with the adjacent land uses.
- (c) The erosion of the valley slope lands from such uses as over-grazing, tree or grass cover removal, or from intensive recreation developments (e.g. road construction) should be avoided.
- (d) The identification and protection of economically valuable sand and gravel resources from developments that would interfere with their extraction. And conversely that extractive activities do not interfere with adjacent recreational land uses and activities. To maintain the scenic values of the area sand and gravel pit rehabilitation should be a high priority of the agencies regulating this industry.

3. INTENSIVE RECREATIONAL DEVELOPMENT ISSUES:

- (a) The establishment and maintenance of a diversity in recreation facilities in terms of cottage developments, facilities for the public use such as overnight and day use facilities, group camps and lodges, boating, fishing, swimming and wildlife viewing.
- (b) Emphasis should be placed on the protection of the outdoor recreational resource, the existing landscape and the natural environment features (water, shoreline and the natural vegetation particularly on the slope lands). Recreation and recreation-related developments should take place and be designed in such a manner that the recreational resource is not over used and ultimately destroyed.
- (c) As future development of the shoreline continues there should be adequate provision for the protection of public access to the water's edge. Consideration should be given for appropriate setbacks, shoreline public use areas and shoreline reserves for protection of both water and land.
- (d) There are inherent physical limitations to development. Future development should recognize, avoid or reduce the potential of natural hazards such as flooding, high water table, poor drainage, slumpage and erosion which

may endanger public health and safety, have a detrimental effect on water quality, cause property damage or increase the cost of municipal servicing.

- (e) In planning for public use facilities and for cottage developments recognition should be given to the desires of users of those facilities. For example, it has been demonstrated that campers prefer locations with reasonable access to the water and cottagers prefer treed areas.
- (f) New developments require adequate municipal and on-site services including adequate access. Future development policies should ensure that public services are provided as economically as possible and that sewage and solid waste disposal is adequate and that a supply of potable water is available. A prime objective should be to avoid unnecessary costs to the public as a result of premature and haphazard development.
- (g) When new development proposals are evaluated, consideration should be given to the current and projected demand for that particular type of use. To avoid premature fragmentation of land the supply of lots should bear a reasonable relationship to the demand or consumption of lots. The Planning Authority may require that a supply and demand inventory be maintained so that an overall picture with respect to the availability of suitable undeveloped lots

for that particular use is available for the approving authorities. Consideration should be given to having the larger subdivisions (e.g. in excess of 20 lots) staged for development to control growth and provide for economical servicing.

- (h) It is essential that communication and co-operation among the municipal council, the Planning Board, the appropriate government bodies and the general public be part of the planning and development approval processes. It is essential that the jurisdictions of the various land use and approving authorities be clearly understood, that the roles of the authorities be co-ordinated in order that their interests be adequately considered as development along the Lake of the Prairies progresses.
- (i) Recreation developments should be designed in a manner that:
 - (a) is in keeping with good land use practices;
 - (b) will not create health and safety hazards;
 - (c) will include provisions for adequate open space, privacy and protection from the intrusion of undesirable influences.

G. RURAL NON-FARM DEVELOPMENT OBJECTIVES AND POLICY RECOMMENDATIONS

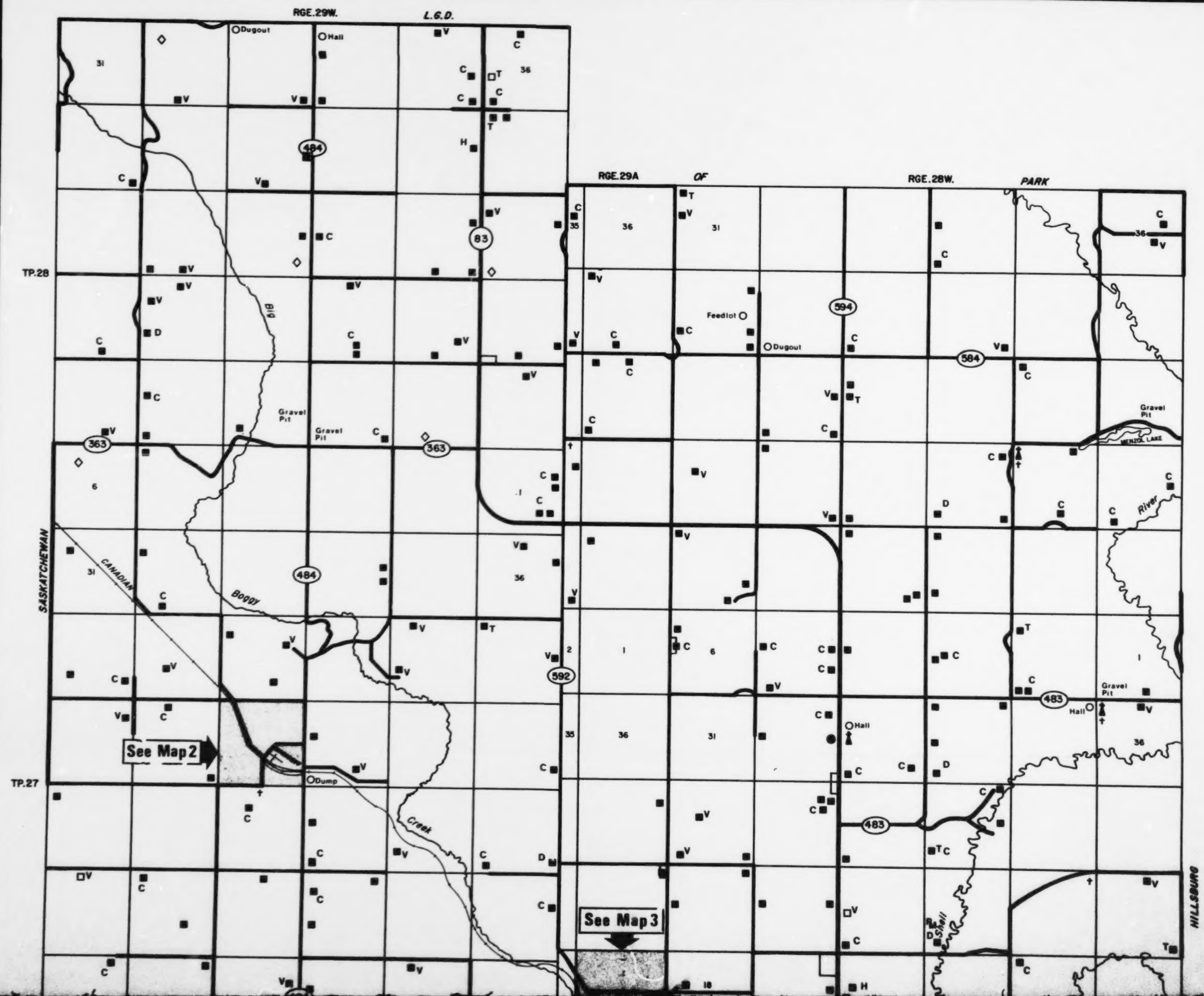
Provincial Land Use Policy No. 3 recognizes rural residential development as an acceptable form of land use and provides guidelines for this form of development. In part, the policy states "lands may be designated for rural residential development provided that the siting and design of such development reflects ...an alternative to the urban lifestyle and... shall be planned to minimize conflict with resource-related industries... and minimize public sector costs". This policy recognizes rural residential development as an acceptable form of land use when taking place in a "planned setting".

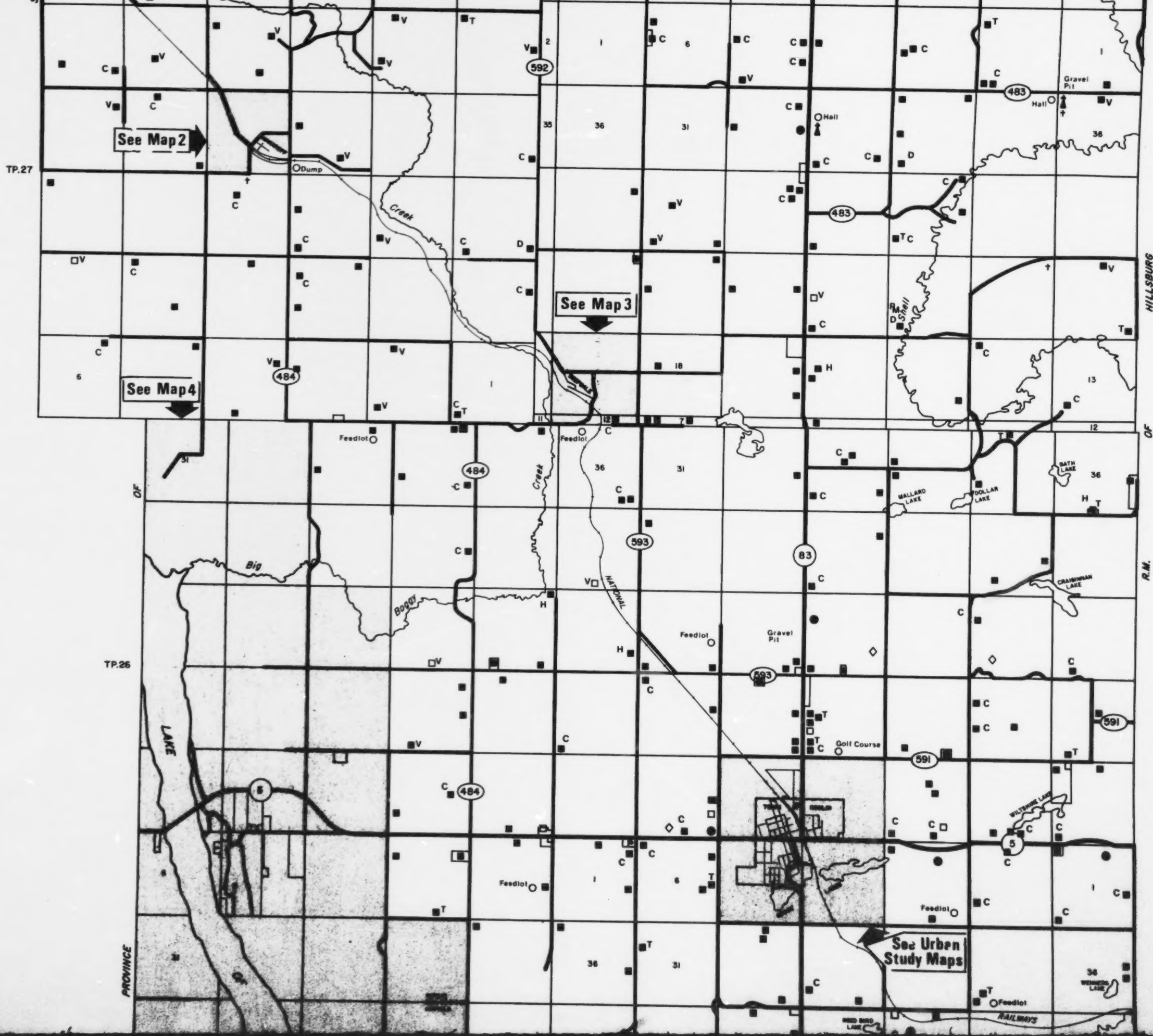
As well, a number of criteria relating to rural residential development are outlined below:

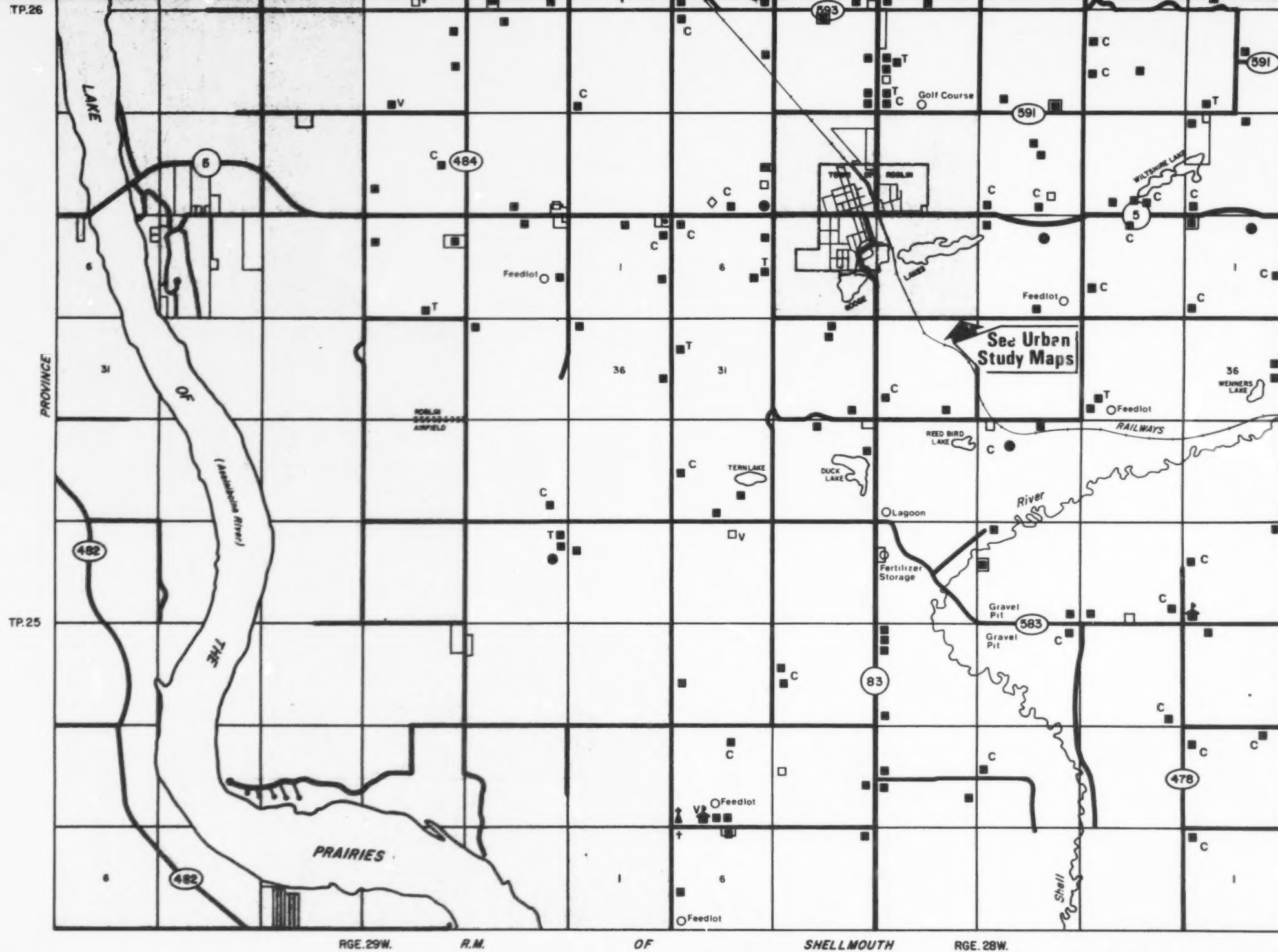
- (a) Parcel sizes should be able to accommodate the proper function of on-site effluent disposal systems, provide an adequate supply of potable water and maintain the rural character of land.
- (b) Rural residential development should be related to current and projected levels of demand.
- (c) Rural residential development should be compatible with existing land uses.

In this regard, the District Board can choose to deal with rural residential development in a number of ways:

- (a) The Board could designate areas within the Municipality that could accommodate the demand for this development, ensuring that there is no conflict with adjacent farm uses or recreation areas.
- (b) The Board could adopt specific development criteria in the Development Plan that would guide and provide a "planned setting" for such developments. This might include the provision of "demand" studies.
- (c) Other important considerations in addition to the above could include adopting policies with respect to establishing adequate buffers between residential developments and rural uses which would minimize or avoid adverse effects upon residents from hazards and nuisances such as noise, dust, odour, truck traffic and air and ground water pollution.
- (d) Considering requests for establishing rural residential uses within the settlement centres of Makaroff and Deepdale. Specific land uses could be allowed providing the large lot nature of development is maintained and is compatible with existing uses.
- (e) The cost of providing roads, bridges and other services should be carefully evaluated before considering the establishment of rural residential uses in undeveloped areas.







GENERAL LAND USE

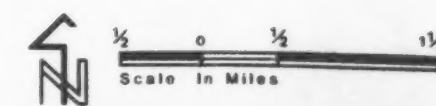
R. M. OF SHELL RIVER

THE ROBLIN PLANNING DISTRICT

LEGEND:

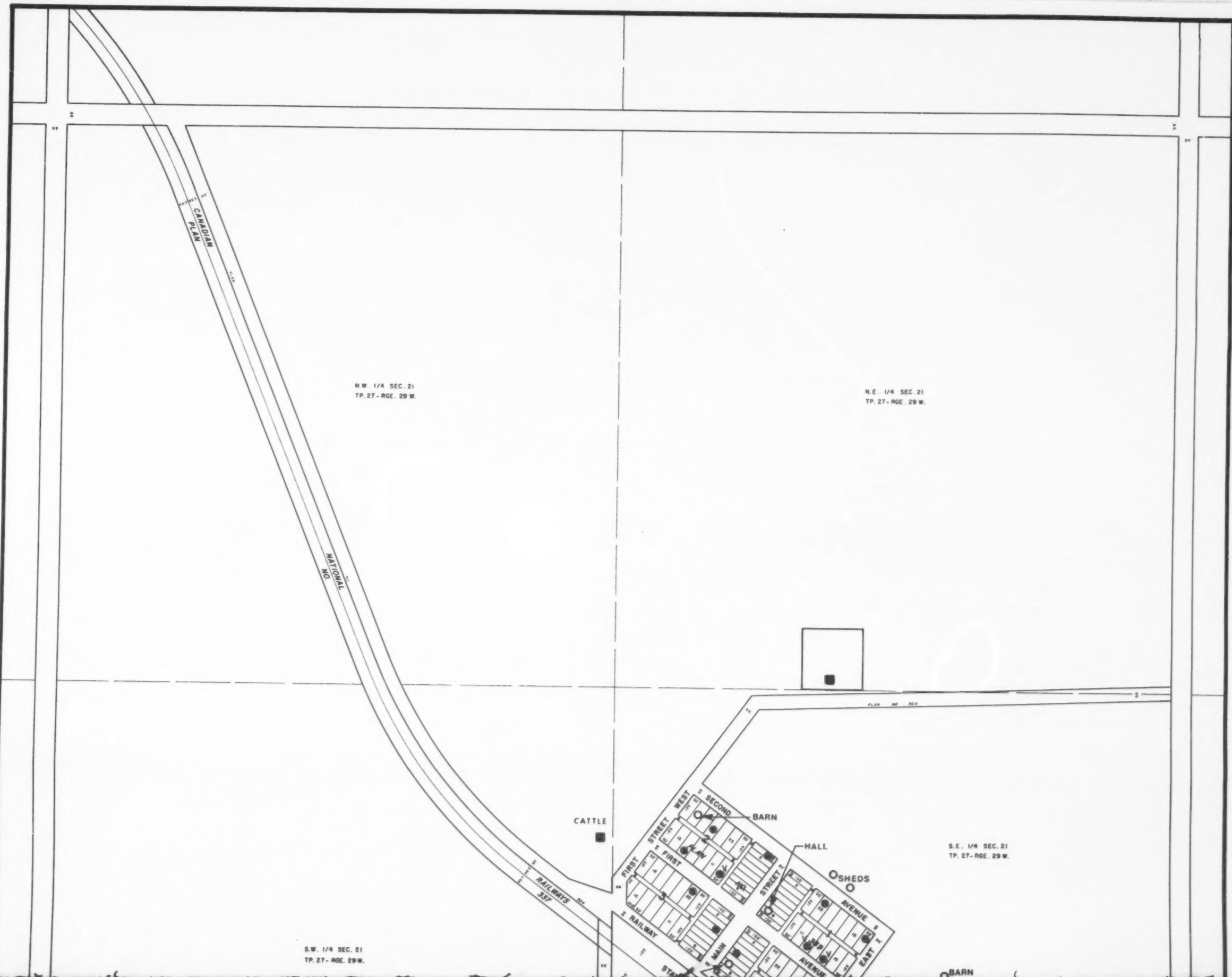
- | | | | |
|---|-------------------|----|----------------------|
| ■ | Farm Dwelling | ⛪ | School |
| □ | Rural Residential | † | Cemetery |
| ◇ | Farm Buildings | ⛪ | Church |
| ● | Commercial | PM | Pregnant Mare Urine |
| T | Trailer | H | Hogs |
| V | Vacant | C | Cattle |
| O | As Indicated | D | Dairy |
| △ | Cottage | □ | Approved Subdivision |

MAP 1



Manitoba
Municipal Affairs
Municipal Planning





N.W. 1/4 SEC. 13
TP. 27 - RGE. 29A W

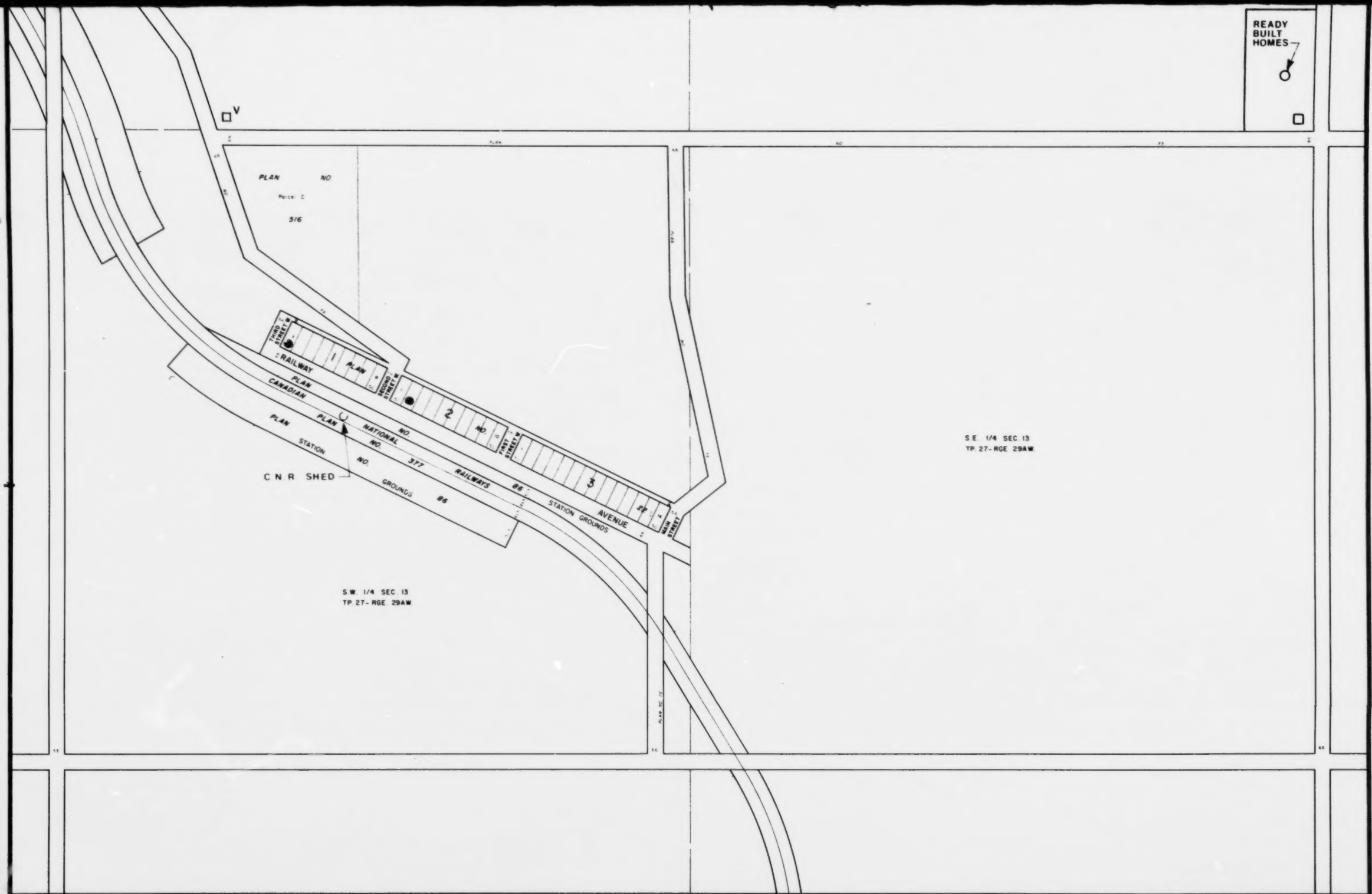
N.E. 1/4 SEC. 13
TP. 27 - RGE. 29A W

READY
BUILT
HOMES

PLAN NO.
POLY. C
916

2 RAILWAY
PLAN
CANADIAN
PLAN
STATION
C.N.R. SHED
PLAN
NATIONAL
NO.
377
RAILWAYS
88

S.E. 1/4 SEC. 13
TP. 27 - RGE. 29A W



GENERAL LAND USE

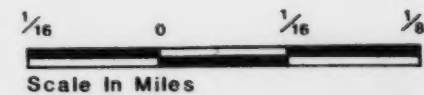
DEEPPDALE

THE ROBLIN PLANNING DISTRICT

LEGEND:

- Residential
- As Indicated
- Rural Residential
- V Vacant
- Approved Subdivision

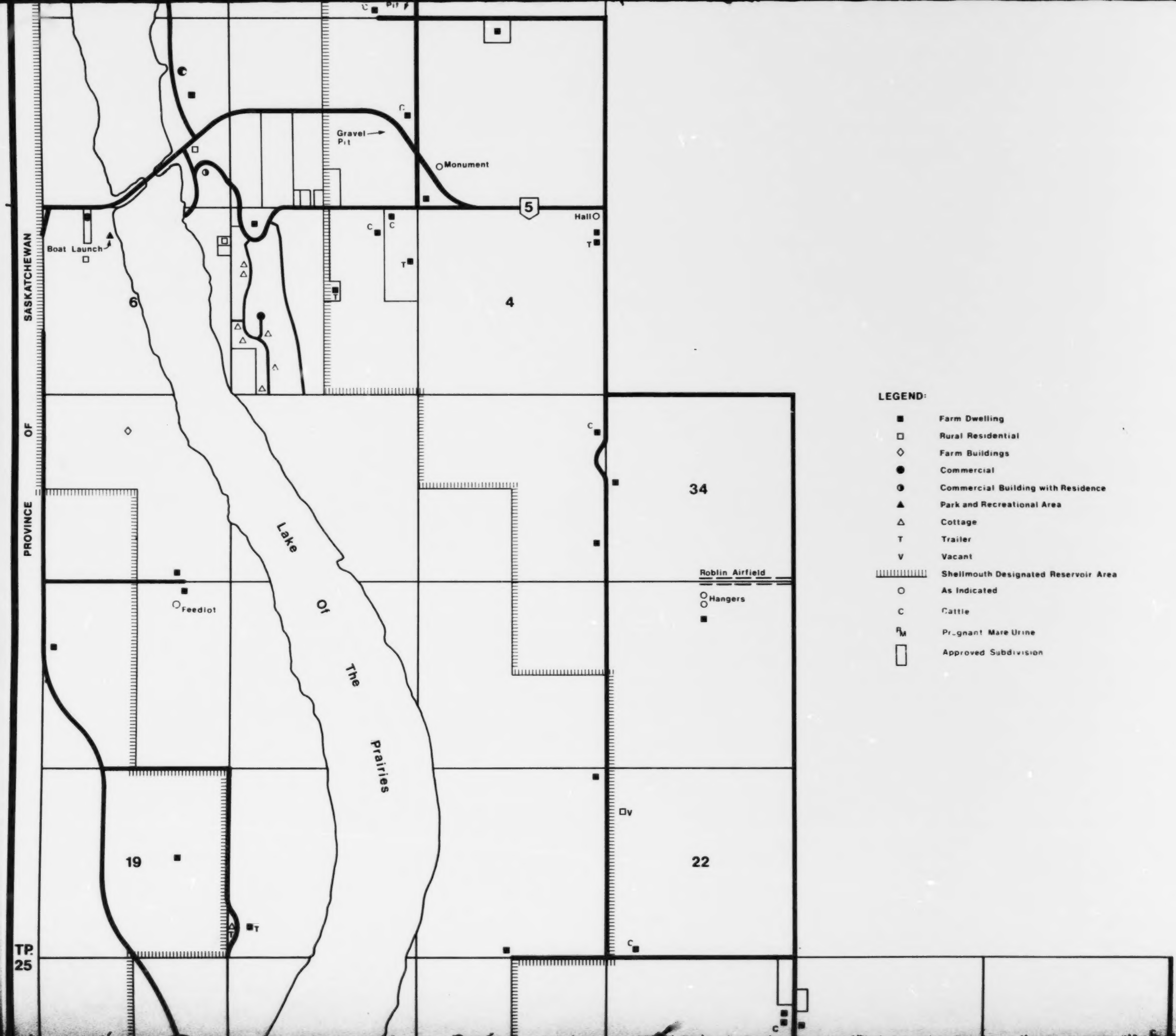
MAP 3



Manitoba
Municipal Affairs
Municipal Planning

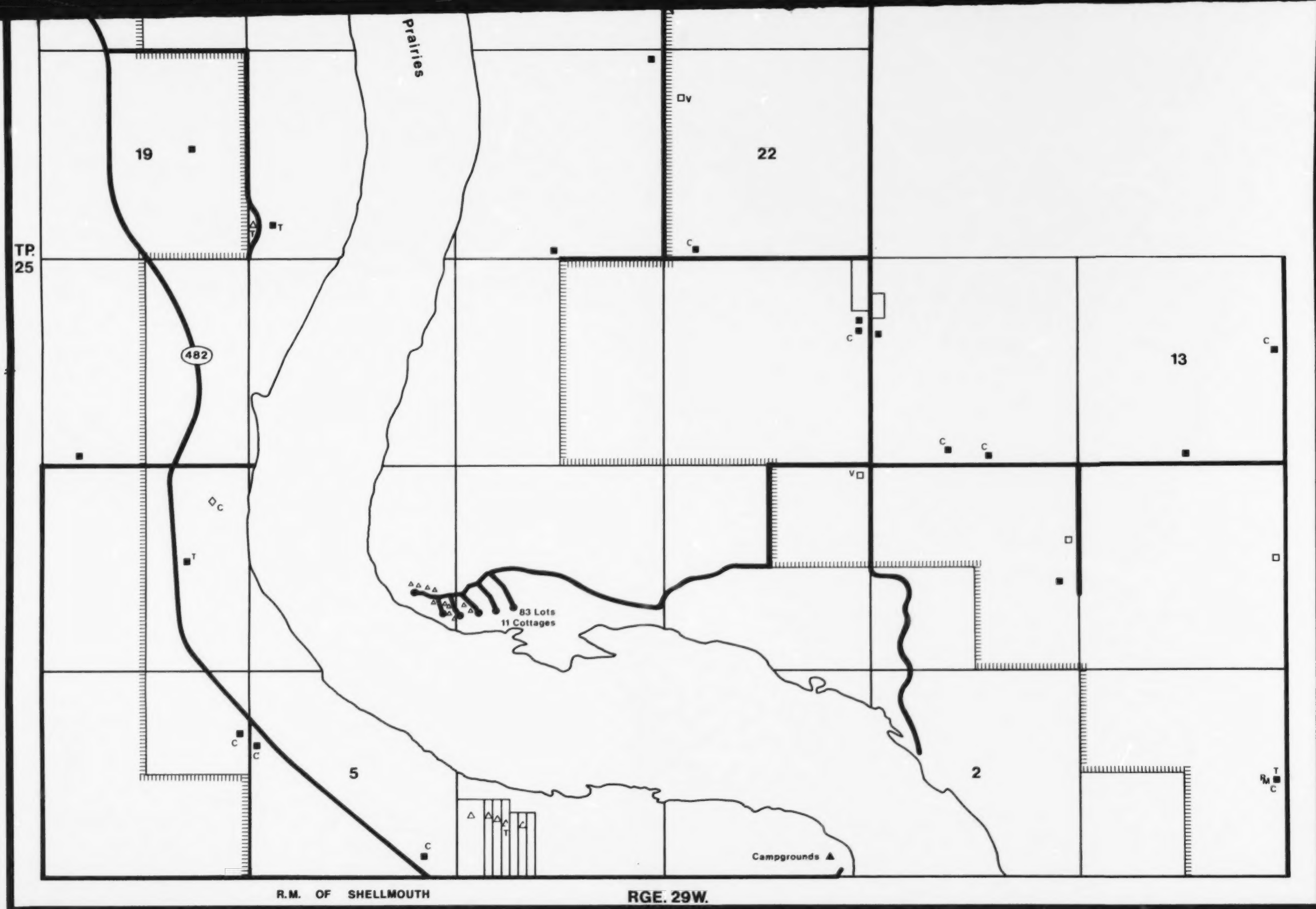






LEGEND:

- Farm Dwelling
- Rural Residential
- ◇ Farm Buildings
- Commercial
- ⊙ Commercial Building with Residence
- ▲ Park and Recreational Area
- △ Cottage
- T Trailer
- V Vacant
- ▤ Shellmouth Designated Reservoir Area
- As Indicated
- C Cattle
- P_M Pregnant Mare Urine
- ▭ Approved Subdivision

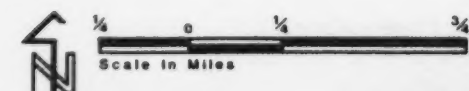


GENERAL LAND USE

LAKE OF THE PRAIRIES AND ENVIRONS

THE ROBLIN PLANNING DISTRICT

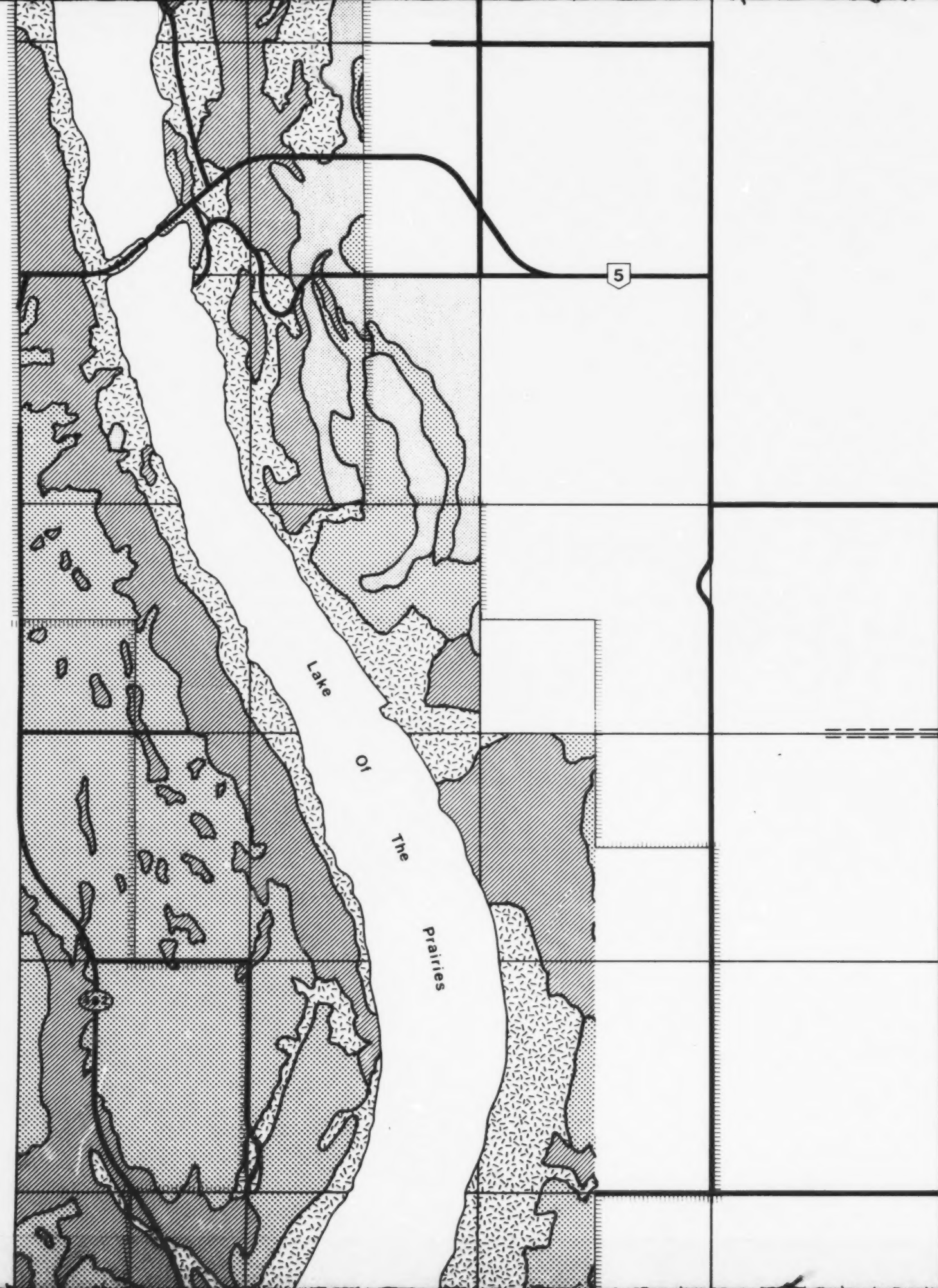
MAP 4



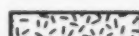
Manitoba
Municipal Affairs
Municipal Planning



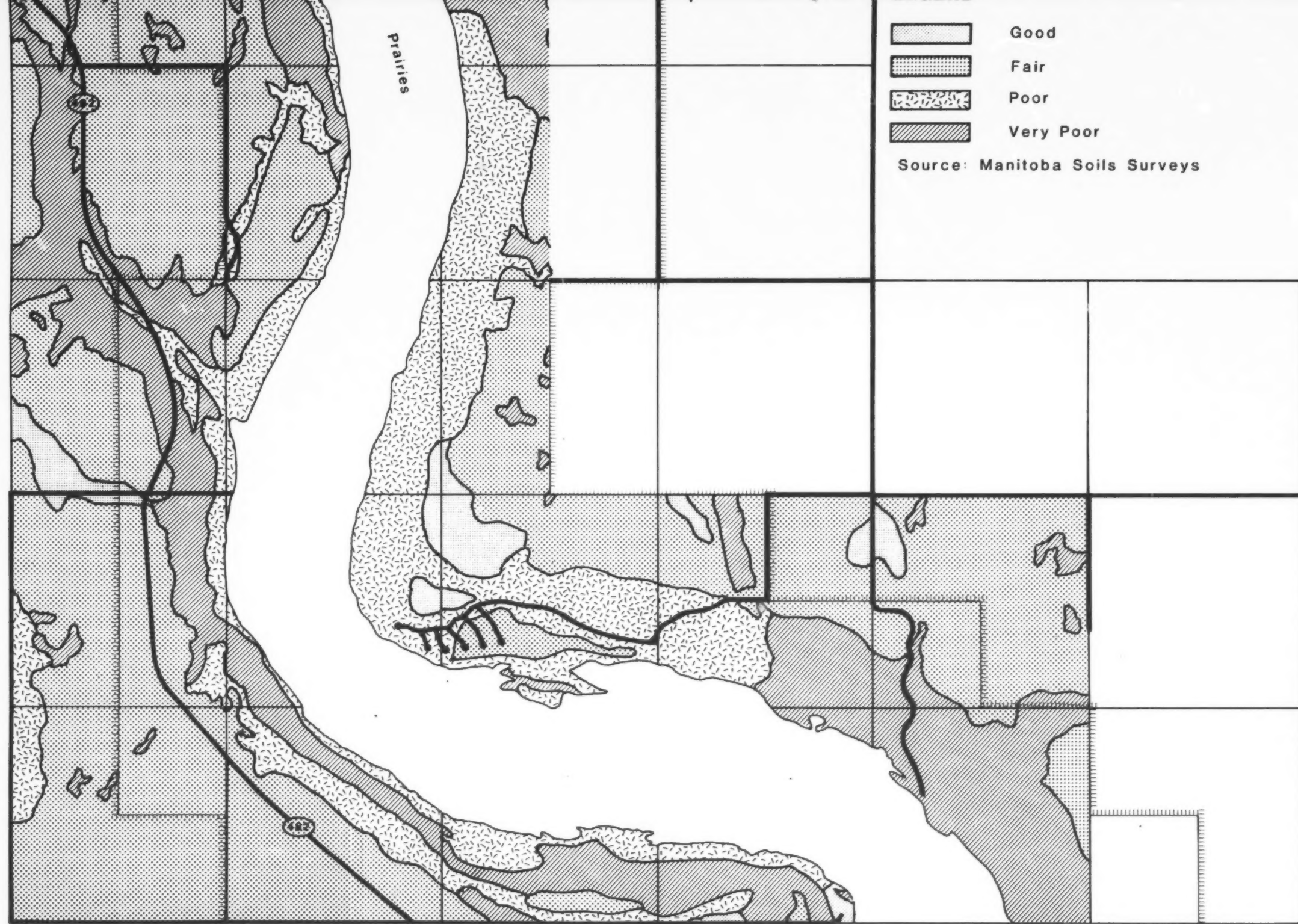




LEGEND:

- | | |
|---|-----------|
|  | Good |
|  | Fair |
|  | Poor |
|  | Very Poor |

Source: Manitoba Soils Surveys



**SOIL SUITABILITY FOR PERMANENT
RECREATIONAL BUILDINGS (WITHOUT BASEMENTS)**
LAKE OF THE PRAIRIES AND ENVIRONS
THE ROBLIN PLANNING DISTRICT

MAP 8



Scale in Miles

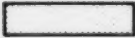
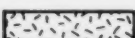
**Manitoba
Municipal Affairs
Municipal Planning**



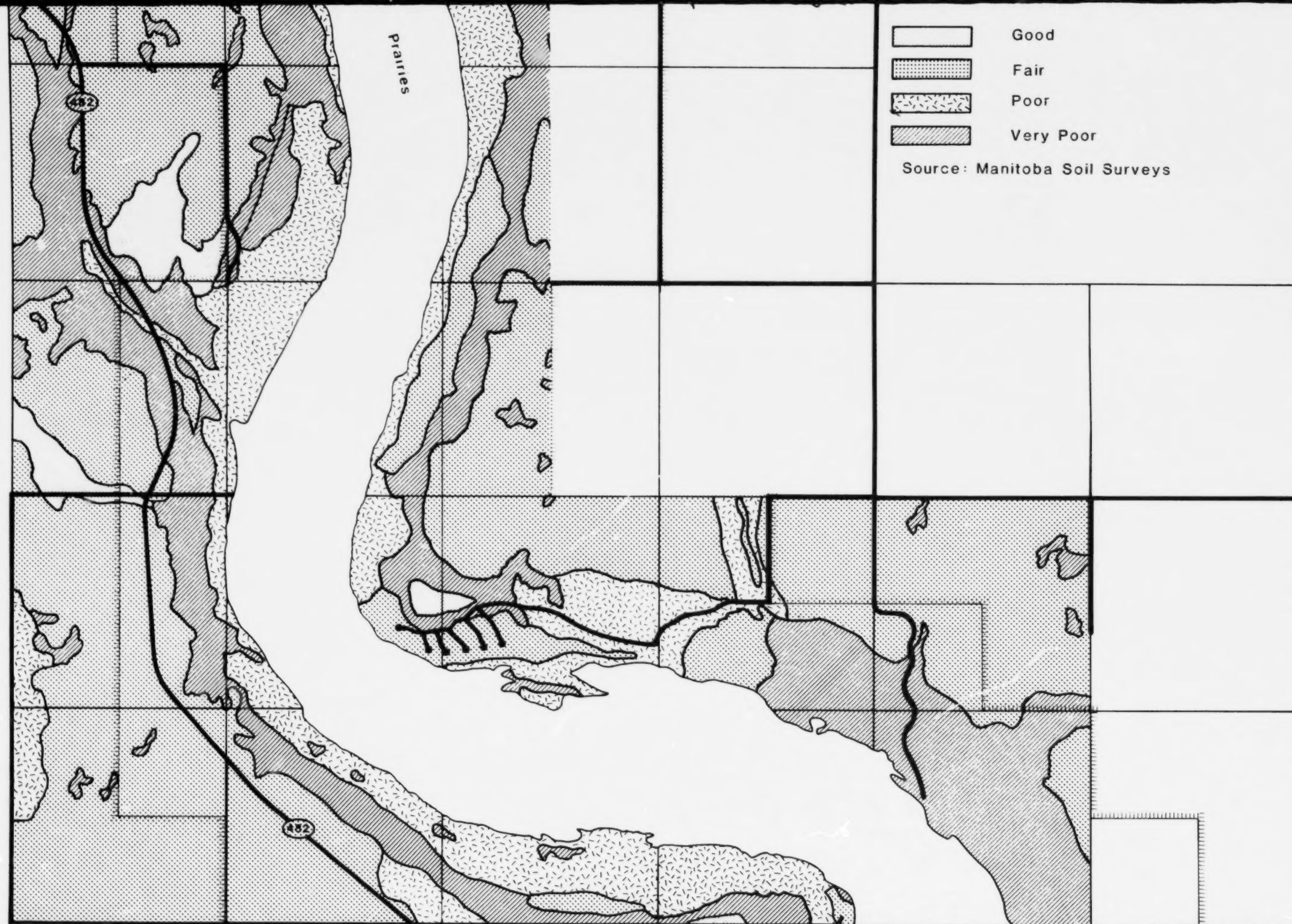




LEGEND:

- | | |
|---|-----------|
|  | Good |
|  | Fair |
|  | Poor |
|  | Very Poor |

Source: Manitoba Soil Surveys

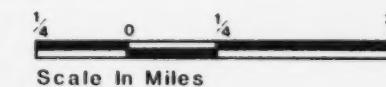


SOIL SUITABILITY FOR CAMPING AREAS

MAP 9

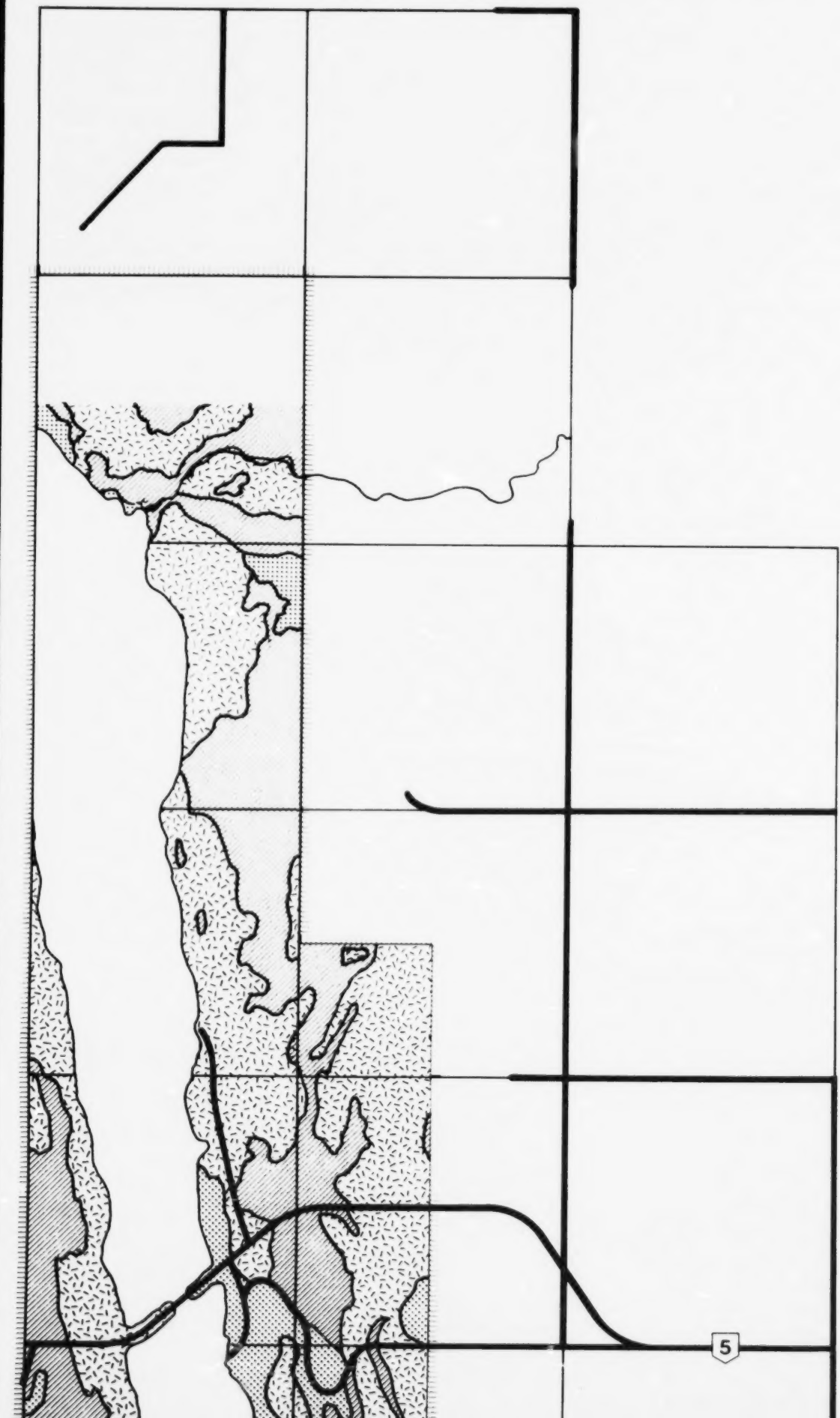
LAKE OF THE PRAIRIES AND ENVIRONS

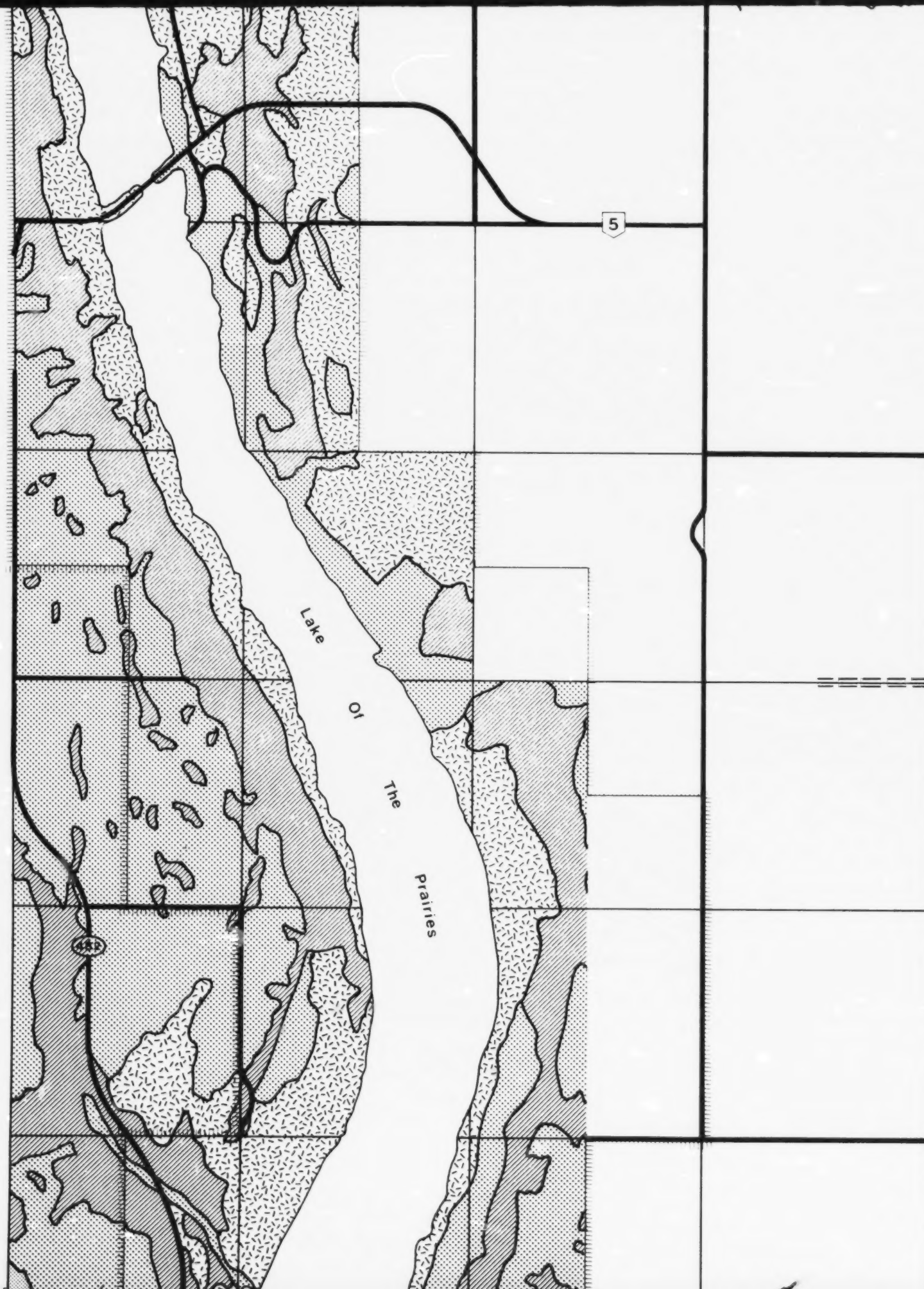
THE ROBLIN PLANNING DISTRICT



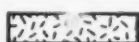
Manitoba
Municipal Affairs
Municipal Planning



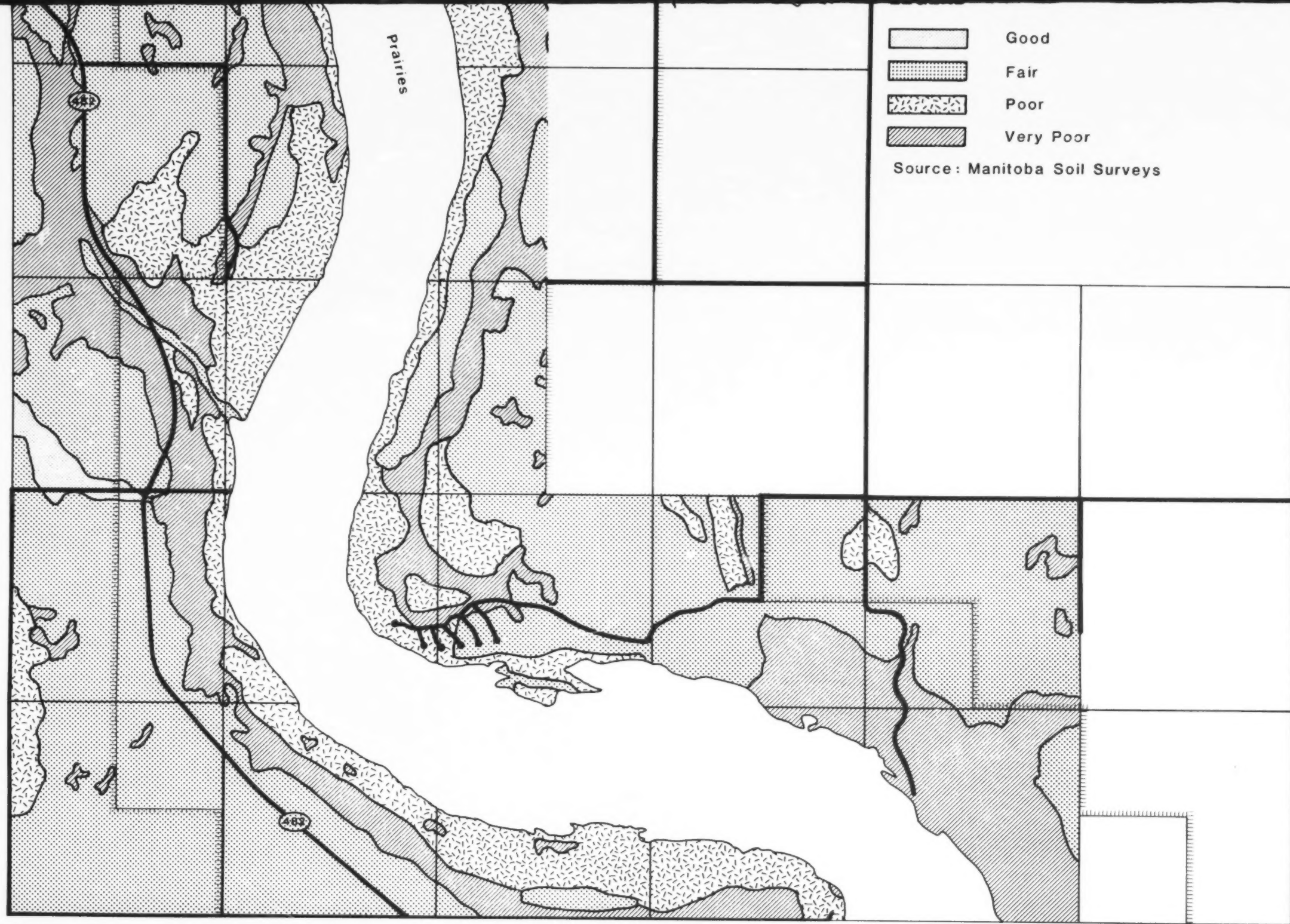




LEGEND:

- | | |
|---|-----------|
|  | Good |
|  | Fair |
|  | Poor |
|  | Very Poor |

Source : Manitoba Soil Surveys



SOIL SUITABILITY FOR PICNIC AREAS

MAP 10

LAKE OF THE PRAIRIES AND ENVIRONS

THE ROBLIN PLANNING DISTRICT



Manitoba
Municipal Affairs
Municipal Planning

